

ORDINANCE NO. 20081120-076

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 1, 2A, 2B, 6A, 7, 8, AND 12, LOCATED IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No. C14-2007-0259, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 22.776 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A"
(*Govalle/Johnston Terrace Combined Neighborhood Planning Area*),

located in the Govalle/Johnston Terrace combined neighborhood planning area, locally known as the area bounded by the Austin Northwestern Railroad on the north, U.S. Highway 183 on the east, Pleasant Valley and Webberville Roads on the west, and the Colorado River on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning districts for the Property are changed from general office-neighborhood plan (GO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, to general office-vertical mixed use building-neighborhood plan (GO-V-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, and general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
3	191213	2700 E 7th ST 2707 1/2 GONZALES ST	CS-CO-NP	CS-V-CO-NP
	191214	.05 AC OLT 21 DIVISION A	CS-CO-NP	CS-V-CO-NP
4	359119	2706 GONZALES ST 2730 E 7th ST	CS-NP	CS-V-NP
5	189903	W 100FT OF N 69.31 FT BLK 1 OLT 18 DIV A EDEN ACRES	GO-NP	GO-V-NP
	189904	3213 GONZALES ST	GO-NP	GO-V-NP
	189905	N 100.39FT OF LOT 7,8 BLK 1 OLT 18 DIV A EDEN ACRES	GO-NP	GO-V-NP
6B	189955	LOT 5 *LESS SW TRI OLT 17 DIV A EDEN ACRES NO 2	CS-CO-NP	CS-V-CO-NP
	189956	3400 1/2 E 7th ST 3414 E 7th ST	CS-CO-NP	CS-V-CO-NP
9A	187743	5100 E 7th ST	CS-CO-NP	CS-V-CO-NP
	187744	5206 E 7th ST	CS-CO-NP	CS-V-CO-NP
10	187748	5117 E 7th ST 5119 E 7th ST 5121 E 7th ST 5123 E 7th ST 5201 E 7th ST	CS-CO-NP	CS-V-CO-NP
11	188546	611 SPRINGDALE RD 617 1/2 SPRINGDALE RD	CS-CO-NP	CS-V-CO-NP
	188545	4711 E 7th ST	CS-CO-NP	CS-V-CO-NP
	188547	4811 E 7th ST	CS-CO-NP	CS-V-CO-NP
	188549	ABS 22 SUR 29 TANNEHILL J C ACR .31	CS-CO-NP	CS-V-CO-NP
	188539	4821 E 7th ST ABS 22 SUR 29 TANNEHILL J C ACR 1.2750	CS-CO-NP	CS-V-CO-NP
13	189986	631 GUNTER ST	CS-CO-NP	CS-V-CO-NP
	189987	.16AC OF OLT 17 DIV A PIPKIN ESTATES	CS-CO-NP	CS-V-CO-NP
14A	189944	CEN 20.53FT OF LOT 3 BLK 3 OLT 18 DIV A EDEN ACRES	CS-CO-NP	CS-V-CO-NP
14B	189946	3407 E 7th ST 3415 E 7th ST	CS-CO-NP	CS-V-CO-NP
15	189901	3223 E 7th ST	CS-CO-NP	CS-V-CO-NP

PART 3. Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 4. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.
- B. The following applies to Tracts 3-5, 6B, 9A, 10, 11, 13, 14A, 14B, and 15:
 - 1. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
 - 2. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

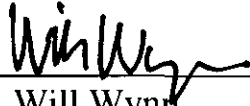
PART 5. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1, 2A, 2B, 6A, 7, 8, and 12, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

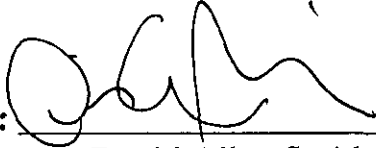
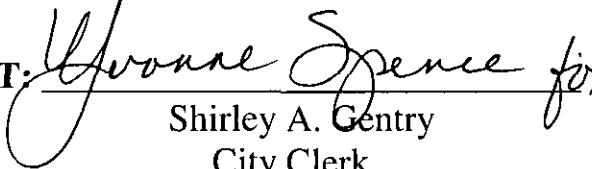
Tract #	TCAD Property ID	COA Address
1	192107	N 113FT OF LOT 2 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE
	192109	2410 E 7th ST
	192106	N 91.89 FT AV OF LOT 4 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE
	192105	N 81.03FT OF LOT 5 BLK 9 OLT 23&231/2 DIV A LINCOLN PLACE
	192104	2428 E 7th ST
2A	191201	705 PERDERNALES ST 2500 E 7th ST
	191200	2506 E 7th ST

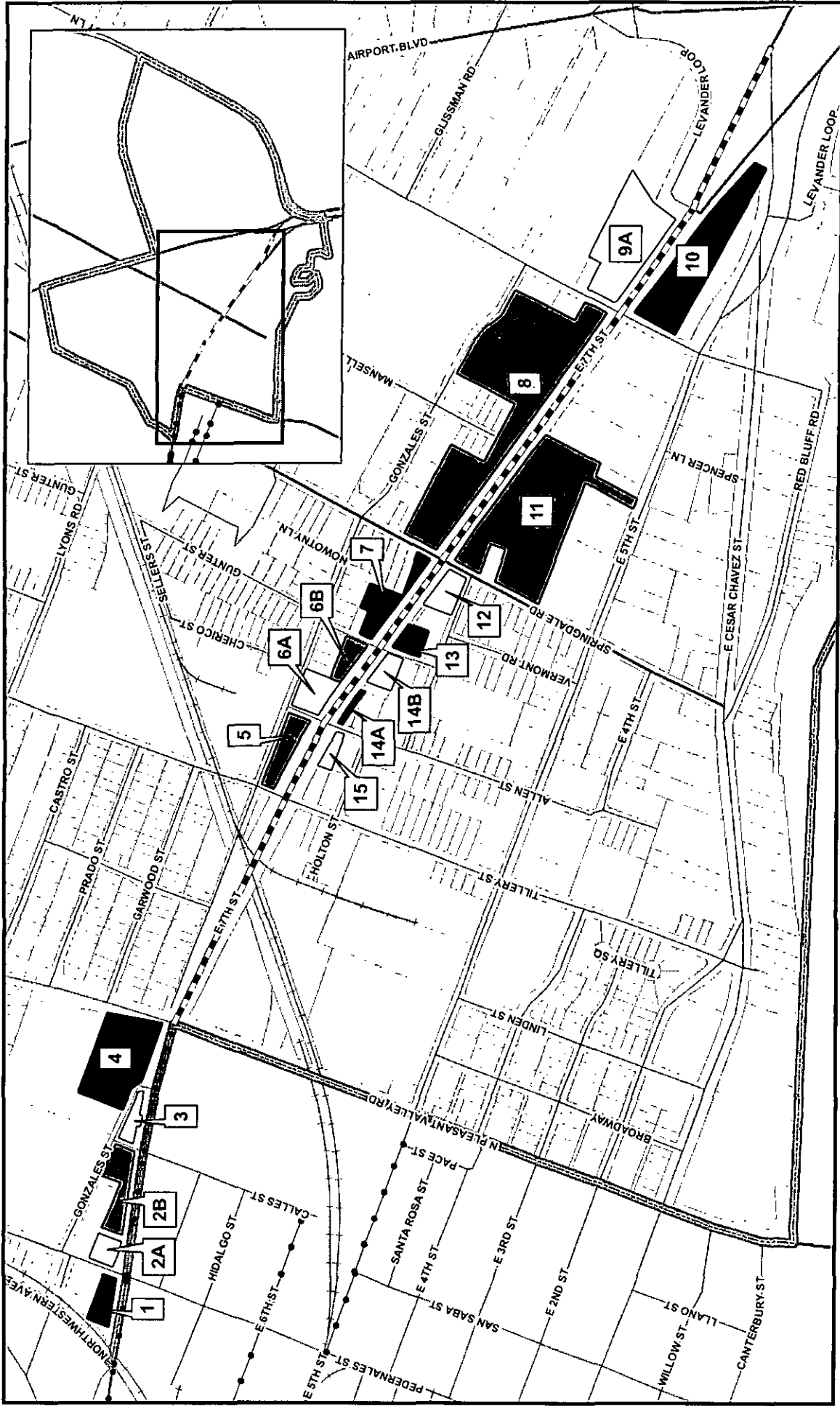
Tract #	TCAD Property ID	COA Address
2B	191198	2514 E 7th ST
	191197	N 89.42FT OF LOT 20 OLT 22 DIV A SIMMS PAUL O
	191196	2522 E 7th ST
	191195	2600 E 7th ST
	191202	2604 E 7th ST
	191193	2614 E 7th ST
	191203	2618 E 7th ST
	191194	2620 E 7th ST
6A	189949	N 155.5FT OF LOT 1 BLK 3 OLT 18 DIV A EDEN ACRES
	189950	N 177.70FT OF LOT 2 BLK 3 OLT 18 DIV A EDEN ACRES
7	189989	3502 E 7th ST
	190002	3508 E 7th ST
	190003	3518 E 7th ST
	190001	3526 E 7th ST 3528 E 7th ST
8	190079	4600 E 7th ST
	190084	4618 E 7th ST
	190085	4708 E 7th St
	190055	4800 E 7th St 4812 E 7th St
	190054	ABS 22 SUR 29 TANNEHILL J C ACR .465
	190083	4820 E 7th ST 4813 GONZALES ST
	190082	5012 E 7th ST
	190053	5020 E 7th ST 5022 E 7th ST
12	189984	3535 E 7th ST
	189988	3525 E 7th ST

PART 6. This ordinance takes effect on December 1, 2008.

PASSED AND APPROVED

_____, November 20, 2008 §
§
§ _____ 
Will Wynn
Mayor

APPROVED:  _____ **ATTEST:** 
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



**Govalle/Johnston Terrace
Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
Case # C14-2007-0259**



Produced by City of Austin
Neighborhood Planning and Zoning Dept.
Revised July 15, 2008

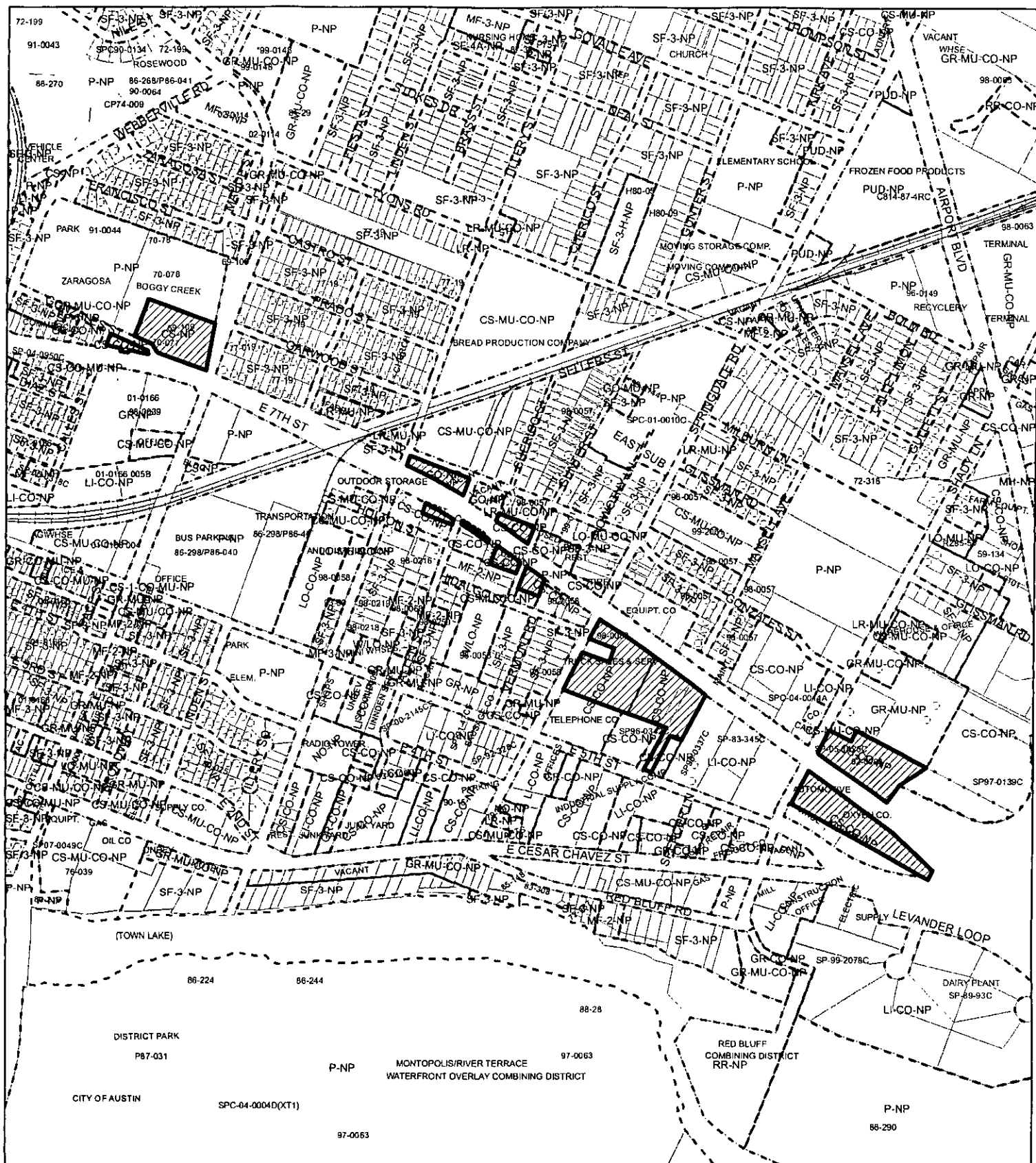
- Core Transit Corridor
- Future Core Transit Corridor
- Boundary
- Parcels



0 500 1,000 2,000 Feet

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

EXHIBIT A



ZONING EXHIBIT B



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING CASE#: C14-2007-0259
 ADDRESS: WEBBERVILLE RD
 SUBJECT AREA: 22.78 ACRES
 GRID: K21 & L21
 MANAGER: M. LAURSEN

OPERATOR: S. MEEKS



1" = 800'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.